

036.A

0005

0015.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

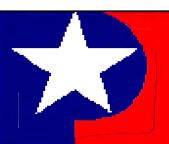
188,300 / 188,300

USE VALUE:

188,300 / 188,300

ASSESSED:

188,300 / 188,300


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 10

Owner 1: FERONDI SAL

Owner 2: AMIRJALALI HASSAN

Owner 3:

Street 1: 270 BABCOCK ST APT 14G

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02215 Type:

PREVIOUS OWNER

Owner 1: MITITCHEV TODOR I -

Owner 2: -

Street 1: 14 ARIZONA TERR #10

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 582 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	188,300			188,300		125359
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	188,300	0	.	.	188,300		Year end	12/23/2021
2021	102	FV	185,700	0	.	.	185,700		Year End Roll	12/10/2020
2020	102	FV	180,500	0	.	.	180,500	180,500	Year End Roll	12/18/2019
2019	102	FV	166,300	0	.	.	166,300	166,300	Year End Roll	1/3/2019
2018	102	FV	157,500	0	.	.	157,500	157,500	Year End Roll	12/20/2017
2017	102	FV	44,000	0	.	.	44,000	44,000	Year End Roll	1/3/2017
2016	102	FV	73,300	0	.	.	73,300	73,300	Year End	1/4/2016
2015	102	FV	138,500	0	.	.	138,500	138,500	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MITITCHEV TODOR	36544-535		9/27/2002		142,500 No No
TRAMONTE ERNEST	30597-490		8/27/1999		62,000 No No
	14397-471		1/1/1981		40,400 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/28/2017		Measured								DGM		D Mann											
5/6/2000								197		PATRIOT													

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 14.												
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:															
Foundation: 1	- Concrete			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating:															
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating:															
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1												
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl: 1	Rating:			Other												
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper												
Grade: C - Average								Lvl 2												
Year Blt: 1965	Eff Yr Blt:							Lvl 1												
Alt LUC:	Alt %:							Lower												
Jurisdict: G18	Fact: .							Totals	RMS: 3	BRs: 1	Baths: 1	HB								
Const Mod:								REMODELING				RES BREAKDOWN								
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL								
INTERIOR INFORMATION								Interior:	1	3	1	0								
Avg Ht/FL: STD								Additions:												
Prim Int Wal: 2	- Plaster							Kitchen:												
Sec Int Wall: 1	%							Baths:												
Partition: T	- Typical							Plumbing:												
Prim Floors: 4	- Carpet							Electric:												
Sec Floors: 1	%							Heating:												
Bsmt Flr: 1								General:												
Subfloor: 1								Totals												
Bsmt Gar: 1								1	3	1										
Electric: 3	- Typical							SUB AREA				SUB AREA DETAIL								
Insulation: 2	- Typical							Code Description Area - SQ Rate - AV Undepr Value												
Int vs Ext: S								GLA	Gross Liv Ar	582	492.230	286,480								
Heat Fuel: 3	- Electric							COMPARABLE SALES												
Heat Type: 6	- Elec Base/B							Rate	Parcel ID	Typ	Date	Sale Price								
# Heat Sys: 1																				
% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled																			
MOBILE HOME				Make:				Model:				Serial #				Year:	Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.A-0005-0015.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:									Total:						